

**MINUTES
OF THE
CRANBURY TOWNSHIP
PLANNING BOARD
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

**MINUTES JULY 7, 2022
APPROVED ON SEPTEMBER 1, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held via Zoom <https://us06web.zoom.us/j/86494062397> Meeting ID: 864 9406 2397 on July 7, 2022, at 7:00 p.m.

CALL TO ORDER

Michael Kaiser, Chairperson, called the meeting to order at 7:00 pm.

STATEMENT OF ADEQUATE NOTICE

Adequate notice as well as electronic notice of this meeting were provided in accordance with the requirements of the Open Public Meetings Act and the regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting. A copy of the agenda for this meeting was made available to the public for download on the Township's website, and all documents and other materials pertaining to any applications listed on the agenda were posted electronically and made available for download at least forty-eight hours prior to the meeting.

All participants in this meeting are required to keep their microphones muted until recognized or directed otherwise. The Board will engage the Zoom "mute" function until the time for public comment is reached.

Members of the public who wish to make a comment are required to use the "Raise Hand" feature in Zoom, or, if participating by telephone, by pressing *9. Once recognized by the chair, the participant will be able to unmute his or her microphone and offer a comment. Interested parties wishing to ask a question or make a comment during a public hearing on an application will be sworn in and asked to provide their name and address before proceeding. The Board Chair or his designee will manage the order of the comments.

MEMBERS IN ATTENDANCE

- ☐ Ferrante, Michael
- ☒ Gallagher, James
- ☒ Gittings, Bill
- ☒ Jones, Dominique
- ☒ Kaiser, Michael

- ☒ Mavoides, Peter
- ☒ Spann, Evelyn
- ☐ Stewart, Jason
- ☒ Wittman, Wayne

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Engineer
- ☒ David Hoder, Board Engineer
- ☒ Elizabeth Leheny, Township Planner
- ☒ Trishka Cecil, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

DISCUSSION

RFP Subcommittee

Chair Kaiser opened the floor to members that would like to be on the RFP Subcommittee for the 2023 year. Mr. Mavoides and Mr. Gallagher stated they had volunteered and are still interested.

MINUTES

Upon a motion made and seconded the minutes of June 2, 2022 were unanimously approved.

ORDINANCE REVIEW

Ordinance No. 06-22-07 – An Ordinance by the Township Committee Amending the Township of Cranbury Code of Ordinances to Repeal Chapter 87 Flood Damage Prevention; To Adopt a New Chapter 87 Flood Damage Protection; To Adopt Flood Hazard Maps; To Designate a Floodplain Administrator; and Providing for Severability and an Effective Date.

Ms. Spann explained this ordinance was given to them by the State. The Township Engineer reviewed the ordinance and had to go to DEP and get approval for those changes. They are doing this to improve the flood plain ordinance across the state, so FEMA is able to apply aid when needed.

The Board found no inconsistencies with the Master Plan.

MOTION TO APPROVE: Ms. Spann

SECONDED: Mr. Mavoides

ROLL CALL:

AYES: Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann, Mr. Wittman and
Mr. Kaiser

NAYS: None.

ABSTAIN: Mr. Gallagher.

APPLICATION

**PB358-22 J-Star Research
5 Cedar Brook Drive
Block 1, Lot 7.03 – Zone RO/LI
Preliminary and Final Site Plan – Amendment**

REPRESENTATIVES: Steven Slaven, Esq., Turp Coates Driggers & White PC.
Don Kientzler, Director of Engineering at J-Star Research
Peter Chandler, P.E., Suburban Consulting Engineers
Terry Jacobs, Architect, JacobsWyper
Julie Ewing, Architect, JacobsWyper
Alexandra Handel P.P., Planner, Suburban Consulting Engineers
Vince Ammoscatao, Consultant for J-Star
Neil Gamble, Engineer, DPS Group Global

EXHIBITS

A-1 – Color Rendering of Aerial Map Background with the site plan and landscape features

Ms. Cecil announced she has reviewed the notice for this application. The notice was adequate, and this Board can take jurisdiction over the application.

Mr. Slaven introduced this application by stating the applicant is looking for approval for the amendment to preliminary and final site plan and a variance for impervious coverage. J-Star would like to renovate 21,150 sq. ft. of leased space and add an addition of 22,840 sq. ft. They are also seeking to add an exterior hydrogen gas cylinder storage tank, liquid nitrogen tank and an emergency generator. The ordinance requires 50% maximum of impervious coverage and the applicant is seeking 56.6% impervious coverage. There are waivers as well regarding landscaping and the community impact statement.

Ms. Cecil swore in the Applicant's professionals.

Ms. Cecil swore in the Board's professionals.

Mr. Kientzler, Director of Engineering at J-Star Research, stated J-Star is a contract research organization that purchases pharmaceuticals for clinical studies and phase 1 clinical trials. This location is an expansion of those capabilities. There is also a facility in South Plainfield. The anticipation is to renovate a portion of the building and do an addition. J-Star will have 80 employees if they go to 24/7. The five-day shift is 40 employees. The typical hour of operation is two shifts and possibly a third shift. They run five days and if necessary seven days. The

majority hours are 8 am – 4 pm and a second shift on special occasions are 8 pm – 11 am. The anticipated truck traffic is estimated to be 1 – 2 tractor trailers a day and 4 box trucks a day. There is no overnight parking of trucks. We accept deliveries M – F 7am – 6 pm. The anticipation is to add a liquid nitrogen tank, generator and a hydrogen tank. Liquid nitrogen is used for keeping oxygen out of the system and for cooling. The hydrogen are lap sized cylinders and the generator is for backup if there is a power outage.

Mr. Peter Chandler, Suburban Consultants Engineers, stated he is a licensed engineer since 2003 and is a civil engineer. He has testified before approximately 100 Boards.

Chair Kaiser accepted Mr. Chandler's credentials.

Mr. Chandler stated the stormwater will be addressed via an underground infiltration basin located under the parking lot and connected to the existing conveyance system. A trash enclosure is proposed in the rear of the facility. Required parking and adequate circulation exists on the site. The project will feature extensive landscaping improvements as well as provide made ready spaces for electric vehicles.

Mr. Chandler displayed Site Plans - The Vicinity Map – Sheet 4A of 14.

Mr. Chandler stated this display shows the extent of the industrial park that the site is a component of. The site spans between Route 130 and South River on the east and west and Dey Road and Duncan Drive on the north and south. Their site is in the center of the northern portion north of Cedar Brook Drive and west of Duncan Drive. It is the L shape building in the center of the drawing.

Mr. Chandler displayed Site Plans – Overall Site Layout Plan – Sheet 4B of 14.

Mr. Chandler stated this is a blowout version of the lot. It shows the extent of the site, the existing facility as well as the area colored in red which is the area of the expansion and the surrounding work zone that is being proposed.

Mr. Chandler displayed Site Plans – Sheet 5 of 14.

Mr. Chandler stated this is featuring the physical features that are proposed to be part of the project as well as zoning compliance table and parking compliance table. The new building addition area is colored in grey and extended north of the existing building. It features the two existing loading docks in the rear and the proposed loading dock. The trash enclosure and the location of the stormwater basin in the front yard of the facility on the southern side of the building.

Mr. Chandler displayed Site Plans – Sheet 6 of 14.

Mr. Chandler stated the display shows the proposed grading and stormwater improvement. This features a stormwater pipe design that runs around the perimeter of the proposed addition into the stormwater basin where it is rounded and combined with the roof runoff. That will be infiltrated into the ground and deposited back into the existing bank system where it will be discharged into the existing retention pond.

Mr. Chandler displayed Sheet 8 of 14 – Landscaping Plan.

Mr. Chandler stated this display shows the plan features of the landscaping around the perimeter of the proposed addition and on the northern side of the access drive along the property line to supplement the existing vegetation and provide additional screening.

Mr. Chandler displayed Sheet 9 of 14 – Lighting Plan.

Mr. Chandler stated the lighting proposed are ten building mounted fixtures to be mounted around the perimeter wall of the building on the addition and two fixtures on the renovating portion of the existing building. The lighting fixtures will match the existing lighting fixtures and will match on light levels.

Mr. Chandler displayed Exhibit A-1 – 8/4/22 – Color Rendering.

Chair Kaiser asked how the services will be happening behind the building regarding the loading dock and trash.

Mr. Chandler stated there are two existing loading docks, the third loading dock that is being proposed will be a raised loading dock to extend off the rear of the building and allow for deliveries to be brought in that location. The two existing docks are dedicated for outbuilding materials. There is a proposed generator to the south of the loading docks and an additional electrical transformer. The trash enclosures are in the existing parking field and will be composed of a concrete masonry unit. They propose the vinyl gate in the front. They are happy to comply if the Board would like to switch the gate material. The gate will match the color of the building and blend in with the existing trash enclosures located further to the north.

Mr. Gallagher stated there is a large easement that runs under the building and these new facilities are running into that area.

Mr. Chandler stated there are three easements that cut through the building. They are state easements. Original approval was in 1997. They have been extinguished per the approval documents when the building was constructed.

Mr. Gallagher would like the details on the well on the property.

Mr. Chandler stated there is a well on the plan just to the south of the proposed electrical transformer. That is an existing well and it is there for the sprinkler system for the landscaping.

Mr. Gallagher asked if the generator is within the code.

Mr. Chandler stated yes.

Mr. Gallagher stated the bollards should be spaced so they will not puncture the generator.

Mr. Gallagher asked if there was no hydrogen tank as part of the proposal.

Mr. Chandler stated yes.

Mr. Terry Jacobs, applicant's architect, stated he is a licensed architect with JacobsWebers Architect and has been an architect since 1978. He has testified before Planning and Zoning Boards many times.

Chair Kaiser accepted Mr. Jacob's credentials.

Mr. Jacobs displayed sheet A-901 aerial photo and 3-D renderings.

Mr. Jacobs displayed A-901 Aerial photo and rendering - the upper right of the site.

Mr. Jacobs displayed A-901 – 3-D Overall View of the front south

Mr. Jacobs stated they have rooftop mechanical equipment and rooftop mechanical penthouses. To the left of the new entrance of the existing building is a light red color brick. They will be matching that brick color and a band on the lower part to pick up definition of the architecture. They will have a metal panel for the upper story.

Mr. Jacobs displayed A-901 – 3-D View of Entrance South.

Mr. Jacobs stated left of the entrance to the existing building is brick with a pattern, a classic pattern. To the right of the building they will put in a new lobby and a new entrance platform. The brick will be matched as close as possible to the existing building. They will be using a metal panel on the top. The lower band will have an articulated brick. They are complimenting the existing building and creating a modern facility.

Mr. Jacobs displayed A-902 – 3-D Renderings – View of Front Elevation from the South.

Mr. Jacobs stated this display is at eye level.

Mr. Jacobs displayed A-902 – 3-D View of Loading Docks North and South.

Mr. Jacobs stated on the display, on the right side you will see the new generator on display. To the left are the two loading docks that are existing. To the left of that is the raised loading dock for the drum storage space to the left.

Mr. Jacobs displayed A-902 – 3-D View of the Entrance Close up to the South.

Mr. Jacobs displayed A-902 – 3-D View of the Façade Detail to the South.

Mr. Jacobs displayed A-101 – Architectural Plan 1st Floor.

Mr. Jacobs stated on the display, the red line will be a fire wall. Coming in the main entrance, the left is the office area. Left of that is the warehouse, north is two existing loading docks. Left of that is mechanical room where existing electrical services come in. The plan shows where the generator and the transformer are located. To the right is the process area where the medicine is made.

Mr. Jacobs displayed A-102 – Architectural Floor Plan 2nd floor.

Mr. Jacobs stated the second floor is primarily a mechanical space.

Mr. Wittman asked the capacity of the tank.

Mr. Kientzler stated 3,000 liters, the same as on the other site.

Mr. Wittman asked if the tank will be secured by OSHA and any other approvals.

Mr. Kientzler stated yes.

Mr. Gallagher asked if there is potential for chemicals that are not compatible.

Mr. Kientzler stated they do a safety analysis and do not mix the specific wastes for that reason.

Mr. Gallagher asked if there is a prevention plan for spillage.

Neil Gamble, Engineer, DPS Group Global, stated he is a licensed engineer for seven years. He is representing DPS for the process, mechanical and electrical engineer and has testified before boards previously.

Chair Kaiser accepted his credentials.

Mr. Gamble stated for all waste and raw material drummed in and drummed out in small containers, 55 gallons being the maximum with secondary containment, has all pressure vessels and areas that have unit operations operating under normal conditions with solvents or other chemicals that are suitable and safe exceeding standards with codes for these equipment and operating procedures that will contain any spills under dikes entrapments or drains that go to firewater systems or relief tanks for last minute containment.

Mr. Gallagher wanted to know more about the relief tanks.

Mr. Gamble stated the relief tanks, also known as overflow tanks, are a secondary containment. The operating procedures as the front line of safety has a relief instrumentation connected to those unit operations. If those relief instrumentations are triggered for a quantity greater than the pipe hold up volume, they will be directed to those relief tanks. They are passive and always on. There would be spring loaded devices that compress under certain design pressures and then the back pressure in the system pushes the excess pressure out to those relief tanks. They are mechanical in nature and not subject to failure of automation systems. There is a maintenance program for them.

Mr. Gallagher asked if there are underground tanks associated with the waste water.

Mr. Gamble stated yes but not directly associated with the spill containment. Those would be the firewater protection system which is designed to hold the volume of the firewater protection and sprinklers. They are designed as a tertiary containment of an inadvertent spill.

Mr. Gallagher asked how they would be accessed.

Mr. Gamble stated they have a pump out in them. There should be access panels.

Mr. Gallagher asked how the waste will be collected on its way into it.

Mr. Kientzler stated there is a drain in each room which goes to the fire tank. That room can handle a 55-gallon drum before it gets to the drain system that goes to the tank. Primary spill will be contained within the room.

Alexandra Handel P.P., Planner, Suburban Consulting Engineers, stated she graduated from Stephens Institute of Technology in 2013 with a bachelor's and master's degree in civil engineering. She became a professional engineer in 2017 and a professional planner in 2017 and her license has been in good standing ever since. She has testified before Boards as Planner and Engineer.

Chair Kaiser accepted Ms. Handel's credentials.

Ms. Handel stated the site contains roughly 18 acres and has a 180,000 sq. ft. building, parking lot and associated improvements and is located within a planned industrial park. It is proposed to renovate 21,000 sq. ft. of existing building while adding 23,000 sq. ft. of new building. The space will be divided between process suites, office space, storage and mechanical space and will be utilized to produce active pharmaceutical ingredients which will be produced in accordance with the current good manufacturing practices regulated by the USFDA. The site has 417 parking stalls where 350 are required. For the proposal an increase of 4 parking stalls will be required. The site will see a net decrease of 2 stalls and the installation of 2 EV parking stalls. The lot coverage is 53.14% and the proposal is going to increase that to 56.7%, a 3.56% difference. The industrial park will now go from 44.93% to 45.39%. An infiltration basin is proposed to collect all roof runoff on the proposed building. The runoff collected will infiltrate into the ground and any excess will be slowly released into the existing basin along Duncan Drive and Cedar Brook Drive. To limit the visual effects of the building, landscaping has been proposed around the perimeter and of the building and across the street to buffer lot 8 and lot 1. The negative criteria is the overall project is keeping with the zoning ordinance. There is no detriment to the public due to offering this area as a planned industrial park and the area surrounding also offer office and industrial uses.

Ms. Leheny asked what the shifts were.

Mr. Kientzler stated they would be running one major shift, the second shift would be a reduced shift depending on usage, a third shift is for special usage for monitoring overnight which would not be a routine operation. If they were to go towards that they would have to be 24/7 and all suites would have a total of 80 people for a 7-day week. There are 40 people for the day shift that is going currently.

Ms. Leheny asked if there will be bollards around the relief tank.

Mr. Ammoscatao stated they sit in secondary containment, and it is fenced in.

Mr. Chandler stated it is set behind the curb and will not be in contact with a vehicle. The secondary containment serves as an emergency overflow like what an overflow chamber in a car does with a radiator. It is placed for expansion for what is being processed.

Ms. Leheny asked why a vehicle could not get to it.

Mr. Chandler stated it is located 20 ft. behind the curb on a straight segment of the driveway. It is not located where the trucks are going to be performing a turning movement.

Mr. Hoder referenced his review letter dated June 23, 2022.

Mr. Chandler stated they will add crosswalks as per Mr. Hoder's recommendation.

Mr. Chandler stated they will comply with Mr. Hoder's comments regarding the trash enclosure.

Mr. Jacobs displayed A-901 – Aerial Photos and 3D Renderings.

Mr. Jacobs stated they will provide details, materials and the view from the street level on the building elevations in response to Mr. Hoder's review letter.

Mr. Chandler stated the stormwater system is following the perimeter curb to the north of the building addition and replacing the existing line that cuts currently through where the building addition is proposed, and it mocks the existing system tying into it and routing the water into an underground infiltration basin shown in the front parking lot on the southern side of the building addition. The water will be routed and recharged in the ground. There is water off the roof directed into the basin. The exit of the basin will be into an outlet control structure and rerouted into the existing system.

Mr. Hoder is satisfied with the stormwater system.

Mr. Chandler stated he will provide a maintenance plan for the underground basin to the owner.

Mr. Hoder asked if the applicant could add that any damage to township streets (Cedar Brook and Duncan) would be repaired in kind.

Ms. Spann stated that is a normal request and should be considered.

Mr. Kientzler stated he would have to speak with the owner.

Mr. Wittman stated as a condition the applicant can document the routes they will be going in via pictures and document the existing conditions.

Mr. Chandler stated he does not feel taking pictures will be an issue.

Mr. Feranda referenced his review letter dated July 3, 2022.

Mr. Kientzler stated the landlord was made aware of the storage of anything on Duncan Drive that can impede any emergency access to the adjacent site as per Mr. Feranda's review letter.

Chair Kaiser stated they would like that as a condition.

Mr. Chandler does not see an issue with the ADA compliant ramp to be provided for the sidewalk as per Mr. Feranda's review letter.

Mr. Chandler stated they can protect the trash enclosures from being damaged and prevent vehicles from getting too close as per Mr. Feranda's review letter.

Mr. Feranda stated the concern of the parking is the once the internal configuration is done, the applicant will have to come back to the Board.

Ms. Cecil stated they would have to come back to the Board on change of use for tenancy to result in an increase in the amount of parking that has to be provided based on the code requirements.

Mr. Feranda is satisfied that this tenant can work within the existing parking spaces and the existing parking fields.

Mr. Chandler stated he can make it a condition to locate the handicap spaces closer to the building as per Mr. Feranda's review letter.

Mr. Gittings stated he is concerned with the parking. A condition should be a parking count of the entire building.

Mr. Feranda stated parking calculations are done by component. The office portion is done by that component. Warehouse has a calculation of 1 to 5,000 and the office has 1 to 200. This was originally done by component. Any reconfiguration would have to come back before the Board.

Ms. Spann and Chair Kaiser inquired about the signage on the site.

Mr. Jacobs stated they will have signage at the entrance, and they will have to develop that in the next phase as far as wayfinding signs.

Mr. Kientzler stated they will address the signage for shipping and receiving, truck entrance, company name and they may have something off Duncan and Cedar Brook. They will not have variances for signage size.

Chair Kaiser asked if the water service to the building is appropriately sized for the sprinkler system that has to be expanded in that space.

Mr. Gamble stated supply water is not impacted for fire protection. They are sufficing the requirements for pumps. The electrical will require a new transformer. The supply lines are adequate for the transformer.

Chair Kaiser opened the meeting to the public. With no public comment the public forum was closed.

MOTIONED SUBJECT TO CONDITIONS SET FORTH: Mr. Mavoides

SECONDED: Mr. Gallagher

ROLL CALL:

AYES: Mr. Gallagher, Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann, Mr. Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

PB356-22 WuXi Biologics, USA
Block 1.02, Lot(s) 2-7, Zone RO/LI
7 Clark Drive
Preliminary and Final Site Plan Amendment

REPRESENTATIVES: Ryan Kennedy, Esq., Stevens Lee
Dave Citro, Main Stay Engineering, Engineer
Steve Franey, IPS, Architect
Pat Boccio, IPS, Engineer for Equipment
Bryan O'Toole, WuXi, Head of Facilities of Engineering
Thomas Yue, WuXi

EXHIBITS

A-1 – Rendering of New and Existing Generator - Location

A-2 - Rendering of New and Existing Generator - Location

Ms. Cecil stated notice was adequate for this application and this Board can take jurisdiction.

Mr. Kennedy explained the application by stating WuXi is proposing an additional stand by generator and rooftop equipment for its existing operations. Both will have compliant screening. There is no impact on the surrounding users. There will be no other changes made.

Ms. Cecil stated the Board professionals were sworn in for the previous application tonight and the prior oath carries forward.

Ms. Cecil swore in all the applicant's professionals.

Mr. Citro stated he is a professional in engineering since 2014 and registered in 12 states and has testified before this Board and other numerous boards in NJ.

Chair Kaiser accepted Mr. Citro's credentials.

Mr. Citro displayed Sheet C-003 – Overall Site Boundary Plan.

Mr. Citro stated the site is approximately 6.9 acres in size. The property contains one 63,000 sq. ft. building with 144 parking spaces. This property has been subject to previous approvals most recently in May of 2021. The proposal for tonight is going to be mostly on the west side of the existing building.

Mr. Citro displayed C-001 - Site Improvements Plan.

Mr. Citro stated the generator will be installed outdoors and will conform with the township noise ordinance. Noise levels for the generator are rated at 75 decibels at 25 ft. The nearest nonresidential property line 186 ft. away was leveled as 57 ½ decibels. The nearest residential property line 1,100 ft. away is 42.1 decibels which complies. The generator will be the double vault fuel tank to prevent spillage and has been specified to achieve minimum tier 2 exhaust discharge quality for EPA rules and regulations for diesel generator. The generator will be tested weekly during off peak hours. There are no proposed changes to the existing on site generators. There will be an addition of rooftop equipment screening modifications and the removal of existing concrete sidewalk and screening of the existing dumpsters located on the property. There is a sanitary sewer connection to an existing site sanitary sewer system on the east side of the building approximately 20 ft. away from the northeast building corner. The site sanitary system is dedicated to sanitary of the nonhazardous waste stream. The building has proper controls coupled with trained personnel ensuring only non-hazard fluids at appropriate PH and temperature levels be always discharged into the system and the system overall discharge into the city sewer system. The stormwater management system is used primarily for rainwater that falls on or around the building. There may be areas within the building that discard into the system where allowed. Sewer water runoff is collected and managed by a series of centralized systems within the business park. No adverse excess of stormwater management system will be created by this project and impervious coverage are mitigated by removal of impervious areas elsewhere on the site. Waste collection procedures on the site will remain the same. The existing dumpsters will be bought new screening enclosures and those will be utilized as per the township requirements. Normal office waste is collected in trash containers and placed in dumpsters outside the facility to be picked up once per week. If required, the frequency may increase but will not exceed twice per week. Any laboratory or biological waste will be collected in biobags and picked up by hazardous biological waste removal companies weekly separate to normal waste. All waste materials will be bought to a licensed solid waste facility. Recycling and collection will remain unchanged from the existing operations from the site. The parking spaces will not be affected in the existing or proposed conditions on the site. They request the Board consider a metal port on port fence in for screening purposes. Similar fences have been used for screening purposes in other locations in the business park including in 9 Cedar Brook Drive. The proposal does not change the accessibility of fire or emergency equipment. The landscaping being proposed is the same around the generator as was proposed in May 2021 for the previously approved generator.

Mr. Franey stated he has been a licensed architect in NJ for 18 years, license is current in NJ and has testified before several boards previously.

Chair Kaiser accepted Mr. Franey's credentials.

Mr. Franey displayed existing A-1 and A-2 – Renderings of new and existing generator location.

Mr. Franey stated the new and existing generator are looking toward the building where the existing and new generators are. The natural screening will be like the existing generator around the generator.

Mr. Franey stated the panel itself for the rooftop materials would be a solid panel to match the façade. The colors would be accommodating with a similar aesthetic.

Mr. Patrick Boccio, Senior Regional Director, IPS, stated he is a professional engineer in NJ for 25 years and has appeared in numerous planning boards across the state.

Chair Kaiser accepted Mr. Boccio's credentials.

Mr. Boccio stated the generator would provide backup power in case of normal power failure. It is a diesel generator with double containment fuel tank. The generator's location will be in the back of the lot. The rooftop equipment will be air conditioning equipment and screening would be provided.

Mr. Ryan O'Toole, WuXi, stated he has been in the industry for 25 years and has been with WuXi for 2 years. He has presented to this board previously. They are a biopharmaceutical C Research and Drug Manufacturer Operation (CRDMO).

Mr. O'Toole stated the additional generator is for the freezer, so the product does not warm up and fail.

Mr. Feranda stated the sidewalk that meets the pavement should have an ADA compliant ramp. There are 144 existing parking spaces, but the environmental statement states there are 200 employees. He would like confirmation there are not 200 employees at the site at one time.

Mr. O'Toole stated at the 7 Clarke Drive facility there will be 100 employees and at any one given time there will be 75 due to two different shifts.

Mr. Feranda stated there are no EV spaces provided, they are not changing the parking area, so it may not be required, but it is suggested to do so.

Mr. Kennedy stated if it is an ordinance requirement they will comply.

Mr. Hoder referenced his review letter dated June 23, 2022.

Mr. Citro stated the increasing the size of the landscaping screening is something they can comply with regarding Mr. Hoder's review letter.

Ms. Leheny asked if both generators would go on if there was a power outage.

Mr. Boccio stated if a power outage was to happen both generators would go on but exercised separately. The proposed generator will support a specific area.

Mr. Gallagher asked for the size of the storage tank.

Mr. Boccio stated it is an approximately 3,200 gallons diesel fuel and is equipped with an alarm so you will not overfill it. It does have an overflow prevention.

Mr. Gittings asked how old the existing generator is.

Mr. Yue stated it was installed in 2021.

Mr. Gittings suggested to avoid multiple generators on sites. It detracts from the industrial complex. The rooftop screening is vague. It should not match the façade material. When the rooftop equipment is a lighter color, it lets the air through and can be lighter. Visually it blends into the sky and does not stand out. Would recommend some sort of metal or metal louver.

Chair Kaiser stated the location of the generator is a large component that is prominent. He would rather see an improvement to the larger trees between the lake. He would like to see buffering between that and the water feature. A condition of approval should be that the on-site storage should be cleaned up.

Mr. Kennedy and Mr. Franey stated they would be happy to work with the Board professionals for the lighter screening of rooftop equipment.

Mr. Hoder will work with the applicant for the buffering between the water feature and the units.

The Board would like the dumpsters to be masonry and consistent with other applications that were approved. Mr. Hoder can work with them on that.

Chair Kaiser opened the meeting to the public, with no public comment, the public forum was closed.

MOTIONED SUBJECT TO CONDITIONS SET FORTH: Ms. Jones

SECONDED: Ms. Spann

ROLL CALL:

AYES: Mr. Gallagher, Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann, Mr.
Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

ADJOURNMENT OF MEETING

There being no further business, Mr. Mavoides made a motion to adjourn the meeting and Mr. Wittman offered a second. By unanimous vote, the meeting was thereupon adjourned at 10:46 pm.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and secretary of the Cranbury Township Planning Board and that the minutes of the Planning Board, held on July 7, 2022, consisting of sixteen (16) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this September 2, 2022.

Robin Tillou _____
Robin Tillou, Administrative Officer

/rst